

113.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

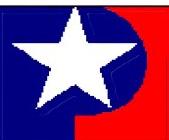
594,500 / 594,500

USE VALUE:

594,500 / 594,500

ASSESSED:

594,500 / 594,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
545		SUMMER ST, ARLINGTON

**OWNERSHIP**

Owner 1:	FORNEY JASON D/SARAH K A	Unit #:
Owner 2:		
Owner 3:		

Street 1: 545 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DAGOSTINO ROBERT A-LINDA R -

Owner 2: -

Street 1: 545 SUMMER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	70.	1.07	6			Med. Tr	-10					353,903						353,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4725.000	240,600		353,900	594,500			
Total Card		0.108	240,600		353,900	594,500	Entered Lot Size		
Total Parcel		0.108	240,600		353,900	594,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	439.72	/Parcel: 439.7	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,600	0	4,725.	353,900	594,500	594,500	Year End Roll	12/18/2019
2019	101	FV	199,800	0	4,725.	348,800	548,600	548,600	Year End Roll	1/3/2019
2018	101	FV	200,300	4300	4,725.	268,000	472,600	472,600	Year End Roll	12/20/2017
2017	101	FV	200,300	4300	4,725.	252,800	457,400	457,400	Year End Roll	1/3/2017
2016	101	FV	200,300	4300	4,725.	232,600	437,200	437,200	Year End	1/4/2016
2015	101	FV	195,500	4300	4,725.	217,400	417,200	417,200	Year End Roll	12/11/2014
2014	101	FV	195,500	4300	4,725.	200,200	400,000	400,000	Year End Roll	12/16/2013
2013	101	FV	195,500	4300	4,725.	200,200	400,000	400,000		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAGOSTINO ROBER	51423-273		7/10/2008	Change>Sale	375,000	No	No		
	11699-664		6/27/1969		25,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/17/2018	985	Solar Pa	17,523	C					10/12/2018	MEAS&NOTICE	CC	Chris C
11/7/2017	1474	Redo Bat	20,000	C					6/18/2012	Info Fm Prmt	BR	B Rossignol
5/15/2012	617	Wood Dec	17,000	C				BUILD NEW DECK	12/4/2008	Meas/Inspect	372	PATRIOT
7/15/2011	709	Re-Roof	5,000						2/9/2000	Meas/Inspect	263	PATRIOT
7/14/2008	770	Redo Kit	22,000						4/1/1989		PM	Peter M

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

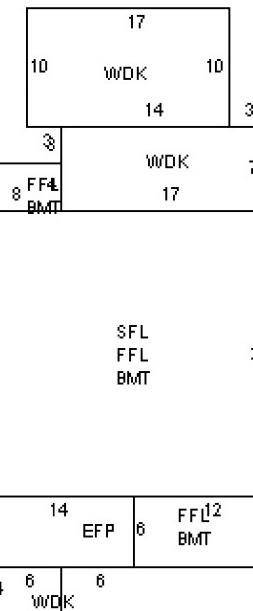
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:		
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

SCUTTLE HOLE.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**BATH FEATURES****OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average

**WSFlue:****CONDO INFORMATION****GENERAL INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****COMPARABLE SALES****CALC SUMMARY****NET AVAILABILITY****NET DEPR****NET VAL****NET TOTAL****NET VAL ADJ****NET VAL SU****NET VAL SZAD****NET VAL SU SZAD**